

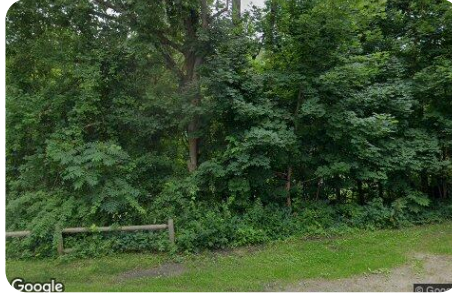
Residential (General/Single)

RESIDENTIAL

18 RIVER ST

SAXTONS RIVER, VT 05154

\$80,957 TopHap Estimate · confidence 79 · as of Jul 14, 2026



0.86 ac
LOT SIZE

VALUATION

\$81K

\$64K low

\$98K high

Est. Owner Equity

\$80,957

TAX & ASSESSMENT

Property Tax

\$457 (2022)

Assessed Value

\$15,600

Previous Assessed

\$15,600

PROPERTY FACTS

Property Type	Residential (General/Single)
County	Windham
Lot (acres)	0.86
Heating	None
Pool	No

CLIMATE RISK

92
FLOOD

6
WILDFIRE

52
HEAT

92
STORM

23
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 6, 2018	Recorded document	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Bellows Falls High School	High	9–12	3.6 mi

District: Bellows Falls Union High School District 27

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 05154

101 CRIME INDEX	80 AIR POLLUTION	36 POPULATION	\$74K MEDIAN IN- COME	44°F AVG TEMP	49% SUNSHINE
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Index values: 100 = US average; lower is better.